

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

Pledge of Allegiance

1. Roll Call

Clerk KOEHS called the Roll Call, all members present.

2. Approval of Agenda Items. (with any corrections)

MOTION by AUSILIO seconded by PENZIEN to approve the amended agenda as discussed.

MOTION carried.

3. Approval of the January 3, 2006 previous Meeting Minutes

MOTION by PENZIEN seconded by THOEL to approve the January 3, 2006 Meeting Minutes.

MOTION carried.

4. Consent Agenda Items:

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

- a. **Extension of Time; Final Preliminary Plat; Macomb Corporate Center Park;** Located approximately 1000 feet south of 23 Mile Road and approximately 333 feet east of Future Garfield Road. Jeffrey Rizzo, Petitioner. Permanent Parcel No. 08-20-100-020

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the extension of time for the Final Preliminary Plat for Macomb Corporate Center Park from January 14, 2006 to expire January 14, 2007.

MOTION carried.

AGENDA ITEMS:

5. **Site Plan; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile and Romeo Plank Roads, excluding the immediate corner. Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049

This matter was tabled at the petitioners request to the Planning Commission Meeting of February 7, 2006.

6. **Ground Sign; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile and Romeo Plank Roads (excluding the immediate corner). Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049

This matter was tabled at the petitioners request to the Planning Commission Meeting of February 7, 2006.

7. **Revised Site Plan; Telecommunication Co-Locater at Water & Sewer Building;** Located on the east side of Card Road, approximately ¼ mile north of 23 Mile Road; Metro PCS of Michigan, Petitioner. Permanent Parcel No. 08-14-300-011.

This matter was tabled at the petitioners request to the Planning Commission Meeting of February 7, 2006.

8. **Site Plan Review; Telecommunication Co-Locater at Cracklewood Golf Course;** Located on the north side of 24 Mile Road, approximately 2600 feet east of Romeo Plank Road; Metro PCS of Michigan, Petitioner. Permanent Parcel No. 08-08-400-028.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

Jerome R. Schmeiser, Community Planning Consultant, indicated the petitioner is requesting revised site plan approval for the development of a co-location facility for the telecommunication tower on the above-described property.

On June 18, 2002, the Planning Commission approved a special land use and revised site plan for communication facilities on the above described property. The original approval for the tower was given in June of 2000.

Characteristics of the property in question can be summarized as follows:

Current Zoning: AG

Present Use: Cracklewood Golf Course

Size and Dimensions of Property: The golf course contains 163.768 acres
The area set aside for the cell towers is 53' x 91.56' and is situated 450' north of the centerline of 24 Mile and 80' east of the entry drive to Cracklewood Golf Course.

The property surrounding the golf course is zoned and is developing for residential purposes.

The Master Plan depicts the area as residential and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 24 Mile Road.

The Building Official indicates that the property is not within the 100-year floodplain.

The revised site plan submitted by the petitioner indicates the following:

The petitioner will house all facilities inside the existing building.

Although existing trees are located on the adjoining golf course property, no landscaping is shown within the cell tower area. In the event all the trees surrounding the cell tower area might be eliminated, no screening would be provided for any proposed abutting uses.

Mr. Schmeiser recommended that the revised site plan be approved with the standard conditions of the Planning Commission.

Petitioner Present: Bob Przybylo

Public Portion: None

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

MOTION by AUSILIO seconded by ZOLNOSKI to approve the Site Plan; Telecommunication Co-Locater at Cracklewood Golf Course; Permanent Parcel No. 08-08-400-028 with the conditions recommended by the Planning Consultants.

MOTION carried.

MOTION by AUSILIO seconded by THOEL to reconsider the previous motion to approve the Site Plan; Telecommunication Co-Locater at Cracklewood Golf Course. Permanent Parcel No. 08-08-400-028.

MOTION carried.

MOTION by AUSILIO seconded by ZOLNOSKI to approve the Site Plan; Telecommunication Co-Locater at Cracklewood Golf Course; Permanent Parcel No. 08-08-400-028 with the conditions recommended by the Community Planning Consultant excluding the condition listed as 25. (That the entire cell tower area be provided with a screening in accordance with Township policies). The conditions that apply to this approval are as follows:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, bypass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year floodplain be done with the understanding that the

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the floodplain map as prepared by FEMA, prior to the issuance of any building permits.

- 14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.**
- 15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.**
- 16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.**
- 17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.**
- 18. That in the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.**
- 19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.**
- 20. That all requirements of the Zoning Ordinance be met.**
- 21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.**
- 22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

MOTION carried.

PLANNING CONSULTANTS COMMENTS:

PLANNING COMMISSION COMMENTS:

9. Motion to receive and file all correspondence in connection with this agenda.

MOTION by KOEHS seconded by AUSILIO to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 17, 2006

MOTION by KOEHS seconded by AUSILIO to adjourn the meeting at 7:30 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmh